

**MARICOPA COUNTY SPECIAL PROVISIONS  
FOR  
PERIMETER STREET IMPROVEMENTS**

The improvement of perimeter streets for new developments shall follow the guidelines shown below. The criteria for the level of improvements required is a function of the existing roadway condition prior to the improvement, whether or not Maricopa County Department of Transportation (MCDOT) has a project for improvement of the roads in the vicinity in its Traffic Improvement Program (TIP) and the intensity of the proposed development. Terms used are defined as follows:

(1) Present Improvements:

- None: Unopened; graded and drained; no stabilized wearing course.
- BST: Bituminous Surface Treatment, usually penetration and chip seal pavement or equivalent.
- Strip: Strip pavement, usually asphalt concrete, generally 28' wide over full aggregate base.
- Full: Asphalt concrete pavement with curbs, to full ultimate width.

(2) Proposed Improvements:

Ultimate Section:	As per MCDOT Roadway Design Manual for specified roadway classification.
Strip:	Strip pavement, asphalt concrete over full aggregate base, than 5'
	Width based on roadway classification, but no less paved shoulders
TIP:	The approved five-year transportation improvement program of MCDOT.

(3) General Guidelines

- A. Minimum asphalt thickness is 2 ½ inches.
- B. Corrective requirements for asphalt deficiencies shall be per MAG Specification Section 321.6.

### **ARTERIAL TYPE ROADS (SECTION LINES)**

General right-of-way width is 55' to 70' half-width or 75' to 90' half-width with a frontage road (required if lots face arterial road). The frontage road, if required, shall be improved to the same specifications as the interior streets of the subdivision. The arterial roadway shall be improved as follows:

Present Improvements				TIP		
None	BST	Strip	Full	Yes	No	
x					x	34 feet Strip Paving (Shall be centered on Section Line if possible).
x				X		Bond for 1/2 width improvement (not to exceed cost of 34 feet of strip paving).
	x				x	Remove existing BST for one-half width and improve as specified above.
	x			X		Bond for ½ width improvement (not to exceed cost of 34 feet of strip paving).
		x			x	Widen to ultimate section on side of subdivision in accordance with specification of MCDOT, complete with concrete curb, gutter and sidewalk.
		x		X		Same as above, except the developer may be required to post bond for the improvement until such time as the plans for the improvement are fully approved.
			x	N/A	N/A	No further improvements to arterial road required.

### **MAJOR COLLECTOR TYPE ROADS (MIDSECTION LINE)**

General right-of-way width is a 40-foot half width. The ultimate, fully improved section consists of 48-62 feet of pavement, plus two feet (2') wide vertical concrete curb and gutter and sidewalk on both sides. If the subdivision borders on a midsection line or major collector type road, the improvements required are as follows:

Present Improvements				Improvement to Perimeter Road Required
None	BST	Strip	Full	
x				For subdivisions with lot sizes of 18,000 square feet or less, 24-31 foot half-width pavement to full specification, plus vertical concrete curb and gutter (and sidewalks where applicable). For subdivisions with lot sizes greater than 18,000 square feet; 24 foot half-width strip pavement. Structures per roadway classification.
	x			Remove existing BST for half-width and improve as specified above.
		X		Regardless of lot size in the subdivision, the road is to be improved to the ultimate section of half-width pavement, plus vertical concrete curb and gutter (and sidewalk where applicable).
			x	No further improvements required.

## **RESIDENTIAL COLLECTOR TYPE STREETS (QUARTER MILE)**

General right-of-way width is a 30-foot half-width. The ultimate fully improved section consists of 36 feet of pavement, plus two feet (2') wide curbs and sidewalk on both sides. If the subdivision borders on a quarter mile or residential collector type road, the improvements required are as follows:

### **Present Improvements**

None	BST	Strip	Full	Improvement to Perimeter Road Required
x				If lot size is 18,000 sf or less, improve with 24 feet of pavement (22' on curb side of monument line), plus two feet (2') wide concrete curb. If lot size is greater than 18,000 sf, improve with 24 feet of strip pavement.
	x			Remove existing BST for half-width and improve as specified above for all subdivisions.
		x		If subdivision lot size is 18,000 sf or smaller, the road shall be widened to a 22-foot half-width pavement, if applicable, plus two-foot (2') wide concrete curb (and sidewalk where applicable) on subdivision side. For lot sizes greater than 18,000 sf, no further improvements are required.
			x	No further improvements required.

## **RESIDENTIAL STREETS**

General right-of-way width is a 25-foot half-width. The ultimate, fully improved section consists of 28-feet of pavement, plus two feet (2') wide curbs and sidewalks on both sides. If the subdivision borders on a residential street, the improvements required are as follows:

### **Present Improvements**

None	BST	Strp	Full	Improvement to Perimeter Road Required
x				If lot size is 18,000 sf or less, improve with a 22-foot width of full pavement, plus two feet (2') wide concrete curb (and sidewalk as applicable). If lot size is greater than 18,000 sf, improve with a 20-foot half-width of strip pavement. 2 ½" AC on 6" ABC pavement.
	x			Remove existing BST for half-width and improve as specified above for all subdivisions. Widen on the subdivision side to a minimum half-width of 14 feet with a minimum total width of 20 feet.
		x		If lot size 18,000 sf or less, the road shall be widened to a 14-foot half-width, if applicable, plus two feet (2') wide concrete curb (and sidewalk as applicable) on the subdivision side. For lot sizes of greater than 18,000 sf, no further improvements are required, provided existing pavement is a 28-foot minimum width.
			x	No further improvements required.